034.0	0003	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	501,100 / 501,100
					USE VALUE:	501,100 / 501,100
					ASSESSED:	501,100 / 501,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REVILAK STEPHEN
Owner 2:	RIOUX JULIE
Owner 3:	
Street 1:	111 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEVENECIA RONALD K/ETAL -
Owner 2:	TRUONG DIEU HUYEN -
Street 1:	111 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,040 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Clapboard Exterior and 1152 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3040.000	173,900		327,200	501,100
Total Card	0.070	173,900		327,200	501,100
Total Parcel	0.070	173,900		327,200	501,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.98 | /Parcel: 434.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23600
GIS Ref	
GIS Ref	
Insp Date	12/07/18

!2799!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	174,200	0	3,040.	327,200	501,400	501,400	Year End Roll	12/18/2019
2019	101	FV	138,100	0	3,040.	296,500	434,600	434,600	Year End Roll	1/3/2019
2018	101	FV	138,100	0	3,040.	281,200	419,300	419,300	Year End Roll	12/20/2017
2017	101	FV	138,100	0	3,040.	245,400	383,500	383,500	Year End Roll	1/3/2017
2016	101	FV	138,100	0	3,040.	209,600	347,700	347,700	Year End	1/4/2016
2015	101	FV	111,600	0	3,040.	194,300	305,900	305,900	Year End Roll	12/11/2014
2014	101	FV	111,600	0	3,040.	161,000	272,600	272,600	Year End Roll	12/16/2013
2013	101	FV	111,600	0	3,040.	153,400	265,000	265,000		12/13/2012

PRINT

Date	Time
12/10/20	18:09:07

LAST REV

Date	Time
07/15/19	09:16:34
apro	
2799	

USER DEFINED

Prior Id # 1:	23600
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVENECIA RONAL	49967-151		8/20/2007		359,000	No	No		
DEVENECIA RONAL	32832-168		5/9/2001	Family		No	No		
YOUNG STEVEN	29674-514		1/19/1999		151,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2018	220	Redo Bat	31,000	C				
10/9/2007	916	Re-Roof	4,000	C				
7/5/2001	668	Wood Dec	10,080	C				15X18 DECK+12X12 R

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
1/16/2009	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
5/24/2000	Inspected	263	PATRIOT
2/26/2000	Mailer Sent		
2/23/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3040		Sq. Ft.	Site		0	64.	1.68	3									327,168						327,200	

Total AC/HA:	0.06979	Total SF/SM:	3040	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	327,168	Spl Credit		Total:	327,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92307603
Adj $ / SQ:	124.615
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	236320
Depreciation:	62388
Depreciated Total:	173931

COMMENTS

PDAS; COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

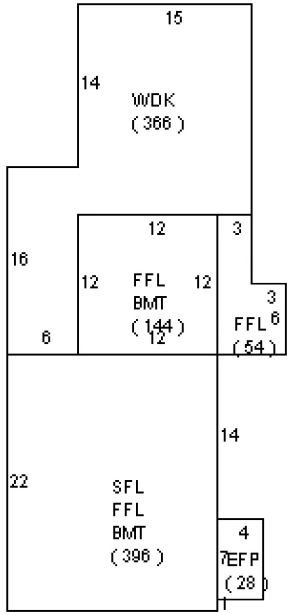
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	124.62
Special Features:	0	Val/Su Net:	90.38
Final Total:	173900	Val/Su SzAd	175.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	594	124.620	74,021
BMT	Basement	540	44.670	24,124
SFL	Second Floor	396	124.620	49,348
WDK	Deck	366	8.060	2,950
EFP	Enclos Porch	28	67.020	1,876

Net Sketched Area:	1,924			Total:	152,319
Size Ad	990	Gross Are	1924	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	